040.0	0004	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	801,400 / 801,400
					USE VALUE:	801,400 / 801,400
					ASSESSED:	801,400 / 801,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		AMHERST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GARVIE COLIN W &
Owner 2:	HALFORD BETHANY ANNE
Owner 3:	
Street 1:	23 AMHERST STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CASAZZA JOHN M & MICHAEL -
Owner 2:	-
Street 1:	23 AMHERST STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1917, having primarily Vinyl Exterior and 1392 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	353,600	3,800	444,000	801,400
Total Card	0.103	353,600	3,800	444,000	801,400
Total Parcel	0.103	353,600	3,800	444,000	801,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 575.72 | /Parcel: 575.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 040.0-0004-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	361,800	3800	4,500.	444,000	809,600	809,600	Year End Roll	12/18/2019
2019	101	FV	277,500	3200	4,500.	471,800	752,500	752,500	Year End Roll	1/3/2019
2018	101	FV	277,500	3200	4,500.	344,100	624,800	624,800	Year End Roll	12/20/2017
2017	101	FV	277,500	3200	4,500.	299,700	580,400	580,400	Year End Roll	1/3/2017
2016	101	FV	277,500	3200	4,500.	255,300	536,000	536,000	Year End	1/4/2016
2015	101	FV	262,900	3200	4,500.	249,800	515,900	515,900	Year End Roll	12/11/2014
2014	101	FV	202,800	3200	4,500.	205,400	411,400	411,400	Year End Roll	12/16/2013
2013	101	FV	202,800	3200	4,500.	195,400	401,400	401,400		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3322

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CASAZZA JOHN M	62685-384		9/25/2013	Chgd>Assmt<	620,000	No	No		
WATSON WENDY M,	56996-458		6/16/2011	Change>Sale	255,000	No	No		
	20737-338		8/1/1990		178,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/27/2012	292	Add Bath	6,000					CONVERT SUNROOM TO
7/21/2011	724	Redo Kit	15,000					& BATH & FRONT POR

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
6/27/2012	Measured	JBS	JOHN S
4/9/2012	Info Fm Prmt	BR	B Rossignol
1/10/2009	Meas/Inspect	336	PATRIOT
3/24/2000	Inspected	264	PATRIOT
2/29/2000	Measured	263	PATRIOT
8/18/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 443,999 | Spl Credit | Total: 444,000

User Acct

27018

GIS Ref

GIS Ref

Insp Date

11/07/18

!3322!

PRINT

Date	Time
12/10/20	18:36:12

LAST REV

Date	Time
09/09/19	09:41:25

apro

USER DEFINED

Prior Id # 1:	27018
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1917	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:	1	Rating:	Good
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	92989
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	434432
Depreciation:	80804
Depreciated Total:	353627

COMMENTS

OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

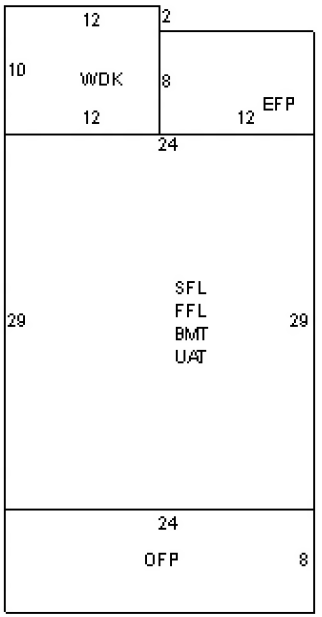
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	191.10
Special Features:	0	Val/Su Net:	132.43
Final Total:	353600	Val/Su SzAd	254.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	696	52.120	36,274
FFL	First Floor	696	173.730	120,914
SFL	Second Floor	696	173.730	120,914
OFP	Open Porch	192	24.840	4,769
UAT	Upper Attic	174	69.490	12,091
WDK	Deck	120	14.190	1,703
EFP	Enclos Porch	96	55.020	5,282
	Net Sketched Area:	2,670	Total:	301,947
Size Ad	1392	Gross Are	3192	FinArea 1392

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

040.0-0004-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	13X20	A	AV	1917	24.62	T	40	101			3,800			3,800

More:	N	Total Yard Items:	3,800	Total Special Featues:		Total:	3,800

IMAGE

AssessPro Patriot Properties, Inc